



Building Energy Disclosure Policy

U.S. Trends and Outlook

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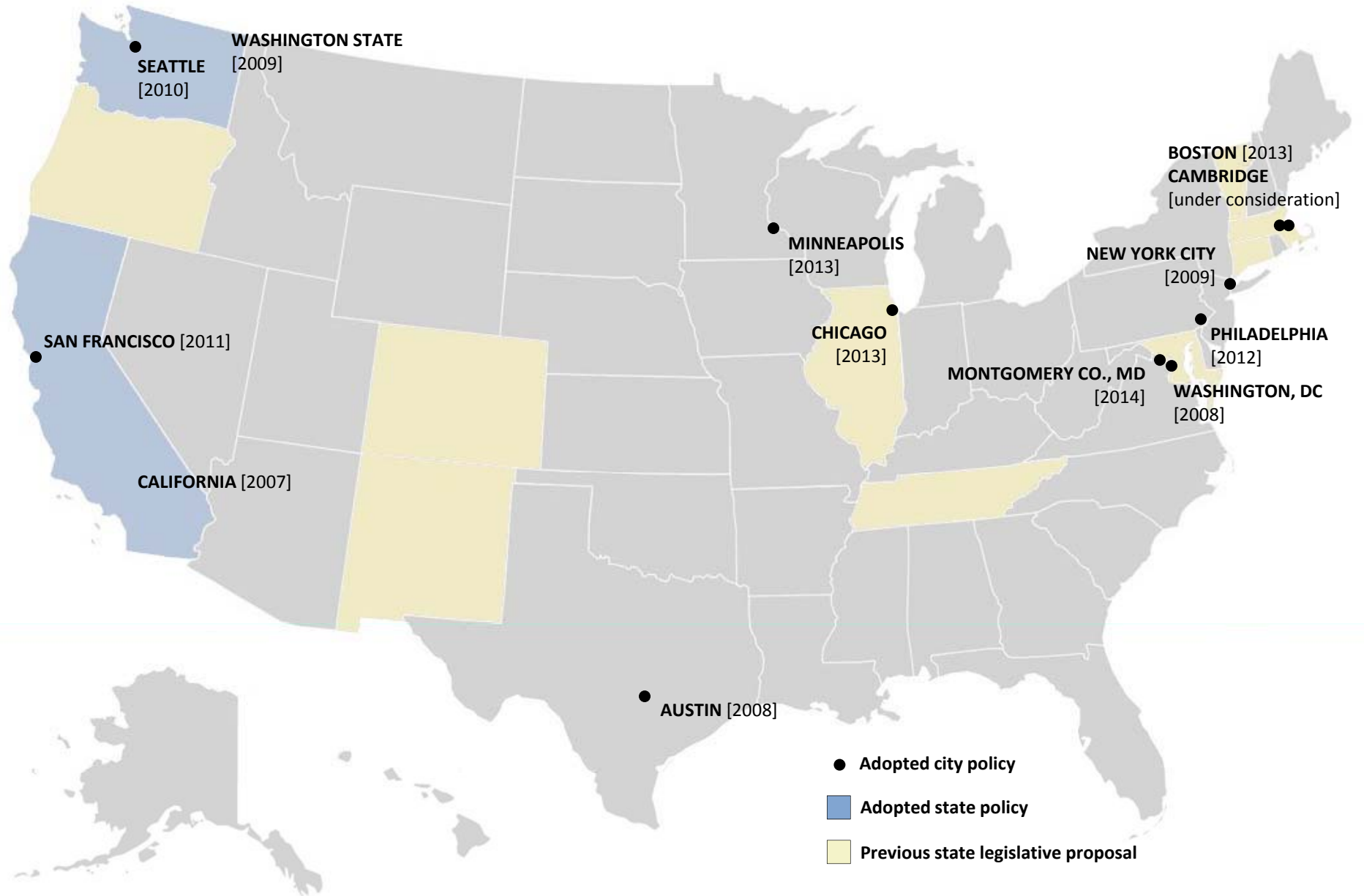
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Trends

U.S. energy disclosure policies, 2007 - present

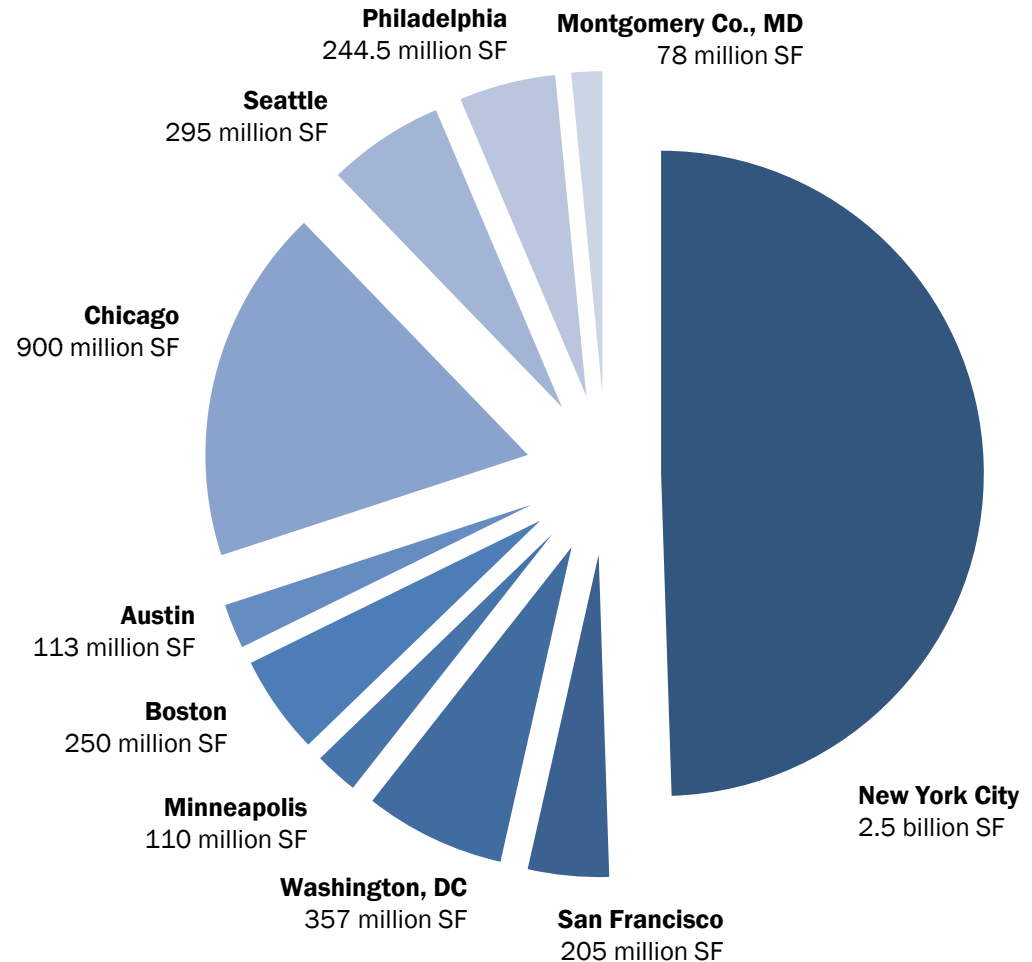


Local requirements

CITY/STATE	ADOPTED	BENCHMARKING (Building Type and Size)		REPORTING AND DISCLOSURE		
		Non-Residential	Multi-family	To Local Gov't	Public Website	Upon Transaction
California	2007	5k SF+	-	✓	-	✓
Austin	2008	10k SF+	5+ units	✓	-	✓
DC	2008	50k SF+	50k SF+	✓	✓	-
Washington State	2009	10k SF+	-	-	-	✓
New York City	2009	50k SF+	50k SF+	✓	✓	-
Seattle	2010	20k SF+	20k SF+	✓	-	✓
San Francisco	2011	10k SF+	-	✓	✓	-
Philadelphia	2012	50k SF+	-	✓	✓	-
Minneapolis	2013	50k SF+	-	✓	✓	-
Boston	2013	35k SF+	35+ units	✓	✓	-
Chicago	2013	50k SF+	50k SF+	✓	✓	-
Montgomery Co. MD	2014	50k SF+	-	✓	✓	-
Cambridge	2014*	25k SF+	50+ units	✓	✓	

Each year, local policies will impact more than **33,000 properties** totaling approximately **5 billion SF** in major real estate markets, according to IMT analyses

BUILDING AREA (IN SQUARE FEET) COVERED ANNUALLY



Policy Goals

1) Reduce energy/carbon and create jobs

- Strengthen market demand for EE by reducing informational barriers

2) Expand energy transparency

- Like nutritional labels – value not tied to other outcomes

3) Make governments smarter

- Enable policymakers to craft data-driven EE policy for buildings

Observations

■ What's going well

- High compliance rates in many cities
- High traffic at compliance centers (NYC, Chicago, Seattle, DC, etc.)
- Emerging evidence of market impact
 - Studies by EPA, CPUC, Resources for the Future, GA Tech
- Utilities and regulators open to data access solutions
- Governments are analyzing energy data

■ What can be better

- Poor data mobility
- Low awareness by tenants
- Energy metrics not always consumer friendly
- Ongoing issues with utility energy data access

Utility data – aggregate access

Utility Company (State)	Account Aggregation Threshold	Automated Upload
Avista (Washington)	2	Y
Consolidated Edison (New York)	2	--
Seattle City Light (Washington)	2	Y
Commonwealth Edison (Illinois)	4	Y
National Grid (Massachusetts)	4	--
NSTAR (Massachusetts)	4	--
Austin Energy (Texas)	4/80	--
Puget Sound Energy (Washington)	5	Y
Pepco (District of Columbia)	5	2014

Outlook

- Adoption trends will accelerate
- Utility data accessibility will expand
- Policy design will continue to evolve
- Benchmarking compliance centers will become strategically important beyond benchmarking
- Data will create disruptive changes to EE



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